

# Grant County Planning Commission

## February 27<sup>th</sup>, 2006

The February 27th 2006 regular meeting of the Planning Commission was called to order by Vice Chairman Marlon Kinsey at 7:00 p.m.

Those in attendance: Marlon Kinsey, Bill Marksberry, Dan Bates, Nick Kinman, Vernon Webster, Howard Brewer, William Covington, Marvin Faulkner, Barry Hensley, Attorney: Tom Nienaber, Engineer: Ray Erpenbeck, Becky Ruholl

There was a quorum present.

### ITEM 1: MINUTES

Howard Brewer made a motion to approve the January 2006 meeting minutes, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Vernon Webster made a motion to approve the February 2 2006 meeting minutes, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### ITEM 2: JANUARY FINANCIAL REPORT

Nick Kinman made a motion to approve the January financial report, Howard Brewer seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### ITEM 3: ADMINISTRATORS REPORT

Linden Smith stated that the Commission was going to start the Comprehensive Plan update process. He said that the 2001 update was a light update and was completed in 8 months, he said that this update was going to take a closer look at the cities. He said that the Commission needs to set a sub committee for the update meetings. The committee volunteers were: Dan Bates, John Lawrence, Marlon Kinsey, Nancy Duley and Bill Marksberry. Linden said that he would set up an initial meeting with the committee to set a schedule and see what dates would be best for the committee to meet.

### ITEM 4: TEXT AMENDMENT - CITY OF WILLIAMSTOWN

Vice Chairman Marlon Kinsey declared the public hearing open.

Doug Beckham was present to represent the City. He said that the request was to add Dog and Cat Kennels to the Agricultural One Zone.

Vice Chairman Marlon Kinsey asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Vice Chairman Marlon Kinsey declared the public hearing closed.

Vernon Webster made a motion to approve the request, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### ITEM 5: MAP AMENDMENT -Cook

**APPLICANT:** Kerry Cook

**GENERAL LOCATION:** the South side of Barnes Road at the Southeast quadrant of the Interstate Route #75 interchange Williamstown, KY

**REQUEST:** Agricultural - One (A-1) and Residential - Two (R2) to Highway Commercial (HC).

Vice Chairman Marlon Kinsey declared the public hearing open.

David Wallace, attorney representing the applicant, stated that the request was to rezone 14 acres on Barnes Road. He said that there have been changes in the area due to the new exit from the interstate, the Commission had approved 70 acres across the road to Highway Commercial and the moist election. He said that these changes make the existing zoning classification inappropriate. He said that they were proposing 8 lots which were shown on

the concept plat that was submitted. Mr. Wallace said that the existing buildings would be demolished and they would be submitting a grading plan for any change in the elevation. He said that they anticipate the uses to be interstate type such as motels or restaurants and they would all be served by the street that would be constructed. He stated that the upgrades to Barnes Road are on the States 6 year plan.

Marvin Faulkner asked how lot 6 would be accessed. Mr. Wallace said that it would be across lot 5. He said that there would be no access to these lots from Barnes Road.

Dan Bates asked what the width of the entrance from Barnes Road would be. Logan Murphy said it would be 30 feet. William Covington asked if 30 feet wide was wide enough for 8 businesses. Logan Murphy said that 25 feet wide was what the subdivision regulations required. He said that 8 lots was a "worse case" scenario.

Vice Chairman Marlon Kinsey asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Vice Chairman Marlon Kinsey declared the public hearing closed.

Linden Smith presented the recommendation. He said that Williamstown's Ordinance was unique because it allowed for applications to be submitted without a detailed concept plan. He said that in a case where a detailed plan is waived then the Commission must consider the "worst case." He said that this property is going to require massive grading which could cause serious drainage issues. He said that there was some discussion of extending the Industrial Park Road to tie into Barnes Road to eliminate Industrial traffic. Mr. Smith said that the property across the road submitted information about intensity, access point, size of foot prints and parking on their concept plan. He said that the commission has the option to approve just the one acre or to request more information on the concept plan.

Dan Bates asked if the 30 foot road would be sufficient to handle the traffic if this were to tie into the industrial road. Mr. Smith said that there would need to be more information to determine the proper width required.

Dan Bates questioned the drainage on the west side of the property. Logan Murphy said that the site would be graded to drain into the detention area. He said that if a detention pond was required on the West side then they would build one there. He said that this was the first he had heard of extending the Industrial Road to Barnes Road.

Mr. Wallace said that the concept plan showed the "worst case" scenario.

Marlon Kinsey asked if the improvements to Barnes Road were completed in front of this property. Mr. Wallace said that the main entrance would be where the duplex is now and there is a turn lane on Barnes Road. Logan Murphy said that the turn lane was not constructed on Barnes Road yet but would be with additional right-of-way.

Howard Brewer asked Mr. Nienaber if all they were considering was Mr. Cooks request to go from Agricultural to Highway Commercial. Mr. Nienaber said that and the Commission needs to look at what uses are permitted in the Highway Commercial Zone. He said that the traffic generated by a bank would be greatly different from a lumber yard. He said that if the Commission approved the request without a detailed plan then whatever is permitted in the Highway Commercial would be able to be on this property.

Becky Ruholl stated that any site plans for this property would not be submitted to the Commission for approval. She said that the Williamstown Ordinance states that site plans are to be submitted to the City and approved by the City so the Commission will not see any plans for building. She said that they would see plans for the roadway but not the building locations or parking.

Howard Brewer made a motion to recommend approval of the zone change request based on the following findings of fact 1. there have been major changes to the area, 2. the property is no longer Agricultural and Commercial Zoning better fits the property with the conditions that the roadway be 30 feet wide, Nick Kinman seconded the motion. A roll call vote was taken Bill Marksberry: yes, Dan Bates: yes, Nick Kinman: yes, Vernon Webster: yes, Howard Brewer: yes, William Covington: no, Marvin Faulkner: yes, Barry Hensley: yes. Motion passes 7 to 1.

#### **ITEM 6: EAGLE CREEK SEC 2 - FINAL PLAT RESUBMIT**

Logan Murphy stated that the plat was previously approved but some mistakes were made on some of the lot dimensions and the Owen Electric easement was left off the plat.

Vice Chairman Marlon Kinsey read a letter from Erpenbeck Engineers recommending approval of the request.

Marvin Faulkner made a motion to approve the plat, Howard Brewer seconded the motion. A hand vote was taken, Bill Marksberry: yes, Nick Kinman: yes, Vernon Webster: yes, Howard Brewer: yes, William Covington: yes, Marvin Faulkner: yes, Barry Hensley: yes, Dan Bates: not voting. Motion passes.

#### **ITEM 7: RIDGECREST - PRELIMINARY PLAT**

Dan Reigler stated that the plat shows 4 flag lots with duplexes. He said that they had combined some of the driveways to limit the number of entrances onto Humes Ridge Road.

Vice Chairman Marlon Kinsey read a letter from Erpenbeck Engineers recommending approval of the request. With the Conditions that the right of way be widened. Mr. Reigler stated that the widening of the right-of-way may not be necessary. Ray Erpenbeck said that if they meet certain requirements then they would not have to widen the right-of-way. He said that would be determined with the improvement plan.

Nick Kinman made a motion to approve the plat, Howard Brewer seconded the motion. A hand vote was taken, Bill Marksberry: yes, Nick Kinman: yes, Vernon Webster: yes, Howard Brewer: yes, William Covington: no, Marvin Faulkner: yes, Barry Hensley: yes, Dan Bates: yes. Motion passes.

#### **ITEM 8: CONVEYANCE PLATS - JANUARY**

Vernon Webster made a motion to approve the January Conveyances, Dan Bates seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

#### **ITEM 9: EXECUTIVE SESSION**

Vernon Webster made a motion to go into executive session to discuss litigation, Dan Bates seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Vice Chairman Marlon Kinsey stated that no action was taken.

Vernon Webster made a motion to come out of executive session, Dan Bates seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

#### **ITEM 10: OTHER BUSINESS**

none

#### **ITEM 11: ADJOURNMENT**

Nick Kinman made a motion to adjourn, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

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**JOHN LAWRENCE, CHAIRMAN - DATE**

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**NICK KINMAN, SECRETARY - DATE**

**February 27, 2005**